

Agenda Report

December 9, 2013

TO: Honorable Mayor and City Council

FROM: Planning & Community Development Department

SUBJECT: AUTHORIZATION TO ENTER INTO A CONTRACT WITH CDM SMITH TO PROVIDE ENVIRONMENTAL CONSULTING SERVICES FOR THE ADAPTIVE REUSE OF THE JULIA MORGAN YWCA BUILDING AT 78 NORTH MARENGO AVENUE FOR A HOTEL PROJECT

RECOMMENDATION:

It is recommended that the City Council:

1. Find that entering into the proposed contract with CDM Smith is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule), and
2. Authorize the City Manager to enter into a contract, without competitive bidding pursuant to City Charter Section 1002(F) contracts for professional or unique services, with CDM Smith in an amount not to exceed \$300,620 for the preparation of the Environmental Impact Report (EIR) for the proposed adaptive reuse and hotel project.
3. It is further recommended that the City Council grant the proposed contract an exemption from the Competitive Selection Process pursuant to Pasadena Municipal Code Section 4.08.049(B), contracts for which the City's best interests are served.

BACKGROUND:

In July 2012, the City of Pasadena issued a Request for Proposal (RFP) for the redevelopment of the Julia Morgan Building and for a portion of the adjacent city owned parcel ("Site"). In response to the RFP, the City received six proposals all of which contemplated the rehabilitation of the Building. An internal Advisory Panel evaluated the proposals and determined that the Kimpton Hotel & Restaurant Group's (Kimpton) proposal met all of the RFP's goals and objectives and recommended that the City begin exclusive negotiations with them. On May 1, 2013, the City entered into an Exclusive Negotiation Agreement with Kimpton. Consistent with the City's planning process, Kimpton submitted a Predevelopment Plan Review (PPR) on July 22, 2013 for general Inter-Departmental comments and direction regarding the project. It is

anticipated that the PPR will be presented to the City Council for its information in January 2014. In addition, Kimpton has submitted an application for a Preliminary Consultation with the Design Commission to receive feedback regarding the proposed project design. Staff will continue to process these two preliminary steps which would be followed by formal entitlement applications. The formal entitlement applications (which will include a Conditional Use Permit) are subject to the California Environmental Quality Act. Staff has determined that, due to the historic value of the YWCA Building, a potentially significant impact could result from this project. Therefore, an Environmental Impact Report (EIR) will be prepared.

An Initial Study for the project will be prepared to discuss each topic area and present preliminary analysis on the topics to be discussed in the EIR. The EIR will include a comprehensive analysis of all potential environmental impact areas. Upon completion of the Initial Study, public scoping meetings will be conducted to receive input from the public and the Planning Commission regarding environmental topics that should be analyzed in the EIR.

CDM Smith is being recommended to prepare the EIR for this project based on the firm's demonstrated abilities with historic properties, hotel projects and the preparation of EIRs in the City's Central District, which will all be factors for the subject EIR. CDM Smith prepared the EIR for the Marriott's extended stay hotel at Fair Oaks and Walnut and is in the process of completing the EIR for the Green Hotel Apartments project. Based on these facts, staff is recommending approval of a best interest exemption from the competitive selection process.

ENVIRONMENTAL REVIEW:

The proposed action is an authorization to enter into a contract with CDM Smith for the preparation of an EIR for the adaptive reuse of the Julia Morgan YWCA building. This action will authorize the preparation of a technical study only and is therefore exempt from CEQA per Section 15061(b)(3) (General Rule).

FISCAL IMPACT:

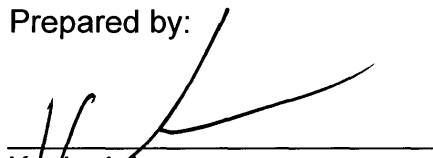
There is no impact to the City's General Fund as a result of this contract – all costs associated with it are to be borne by the project applicant.

Respectfully submitted,



VINCENT P. BERTONI, AICP
Director of Planning & Community
Development Department

Prepared by:



Kevin Johnson
Planner

Concurred by:



Leon E. White
Principal Planner

Approved by:



MICHAEL J. BECK
City Manager

**Disclosure Pursuant to the
City of Pasadena Taxpayer Protection Amendment of 2000
Pasadena City Charter, Article XVII**

Contractor/Organization hereby discloses its trustees, directors, partners, officers, and those with more than a 10% equity, participation, or revenue interest in Contractor/Organization, as follows:

(If printing, please print legibly. Use additional sheets as necessary.)

1. Contractor/Organization Name:

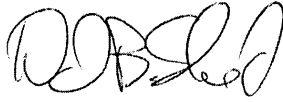
CDM Smith Inc.

2. Name(s) of trustees, directors, partners, officers of Contractor/Organization:

| | |
|---------------------|----------------------|
| Stephen Hickox | Guillermo J. Vicens |
| Charlene P. Allen | Timothy B. Wall |
| Thierry Desmaris | Gae Walters |
| Colleen L. Hughes | Robert L. VanAntwerp |
| William K. O'Brien | |
| Paul R. Shea | |
| M. Stevenson Smith | |
| Howard H. Stevenson | |
| Peter W. Tunncliffe | |
| | |

3. Names of those with more than a 10% equity, participation or revenue interest in Contractor/Organization:

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| N/A |
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Prepared by: David B. Ebersold 

Title: Vice President

Date: Dec. 5, 2013

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| For office use only: Contract/Transaction No. _____ If not a contract, type of transaction: _____ |
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